



PARENTE • BOREAN
BARRISTERS AND SOLICITORS

COMMUNICATION – C4
ITEM 4
Committee of the Whole (Public
Hearing)
June 23, 2020

June 22, 2020

DELIVERED BY EMAIL TO: clerks@vaughan.ca

City of Vaughan
Office of the City Clerk
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Attention: Clerks Department/City Clerk – Todd Coles

Re: Requested Condition for Cost Sharing
Carlo Ammendolia/Brutto Planning Consultant Ltd. Planning Applications
MW Hall Corporation
2291 Major Mackenzie Drive West, City of Vaughan
File No: Z20.006 and DA.20.010
(collectively the “Ammendolia Project”)

Please be advised that Parente Borean LLP represents Gold Park (Woodbridge) Inc. (“Gold Park”) and Cassavia Estate Homes (Maple) Ltd. (“Cassavia”), respectively, the developer and the owner of lands immediately to the south of the above noted planning applications, namely, the property legally described as:

Block 1, Plan 65M-4537;

and municipally known as:

1. 2285 Major Mackenzie Drive;
2. 2283 Major Mackenzie Drive;
3. 2279 Major Mackenzie Drive;
4. 2277 Major Mackenzie Drive;
5. 2273 Major Mackenzie Drive;
6. 2271 Major Mackenzie Drive;
7. 2267 Major Mackenzie Drive;
8. 2265 Major Mackenzie Drive;
9. 5 Amherst Circle;
10. 7 Amherst Circle;
11. 9 Amherst Circle;

12. 11 Amherst Circle;
13. 13 Amherst Circle;
14. 19 Amherst Circle;
15. 23 Amherst Circle;
16. 25 Amherst Circle;
17. 29 Amherst Circle;
18. 9980 Keele Street;
19. 9976 Keele Street;
20. 9972 Keele Street;
21. 9970 Keele Street;
22. 9966 Keele Street; and
23. 9964 Keele Street;

(collectively the "Cassavia Lands").

The Ammendolia Project is being considered at a Public Hearing before the Committee of the Whole, on June 23rd, 2020. This correspondence shall serve as Gold Park/Cassavia's submission for the purpose of the public meeting with respect to its objection to the proposed zoning by-law.

The Applicants, Carlo and Mary Ammendolia (collectively "Ammendolia") are presently proposing a townhouse development at the south east corner of Jackson Street and Major Mackenzie Drive. The Ammendolia project will significantly benefit from Gram Street Sanitary Sewer upsizing infrastructure constructed by Gold Park/Cassavia

I attach hereto Gold Park/Cassavia's engineer's calculation and area map that establishes the quantum of contribution required from the development of the Ammendolia Project with respect to the front ending costs incurred by Gold Park/Cassavia.

Accordingly, Gold Park/Cassavia shall require, as conditions of approval of the Ammendolia Project, that:

1. Zoning By-law Amendment provide a holding provision requiring Ammendolia to satisfy/compensate Gold Park/Cassavia with respect to such front ending costs prior to lifting the "H" provision; and
2. the City shall include a condition of Site Plan Approval/Draft Plan Approval related to file DA.20.010 requiring Ammendolia to enter into a cost sharing agreement with Gold Park/Cassavia.

This is required in order compensate for the front-ended upgrades the sanitary sewer on Gram Street; such that, Ammendolia pay for their proportionate share of the upgrade costs based on the population proposed and for their proportionate share of the shortfall from 2177419 Ontario Limited, through the planning applications.

We look forward to the City's response and agreement on this matter and ask that Parente Borean LLP be added to the notification list in order to be updated on the progress of these applications.

If you have any questions or require further clarification, please contact the undersigned.

Yours truly,
PARENTE BOREAN LLP

Per:

Gerard C. Borean *

*Executed pursuant to the *Electronic Commerce Act*

Gerard C. Borean

GCB/cp

cc: OluwaKemi Apanisele, Planner- via email - Kemi.Apanisile@vaughan.ca

Mauro Peverini, Director of Development Planning – via email - mauro.peverini@vaughan.ca

Todd Coles, City Clerk – via email - Todd.Coles@vaughan.ca

DOWNSTREAM SANITARY SEWER IMPROVEMENT ON GRAM STREET
CITY OF VAUGHAN
GOLPARK (WOODBIDGE) INC.
UPDATED COST SHARING ALLOCATIONS MAY 6, 2020

Final project cost (excluding HST): \$ 269,547.91

Participant	Population	% Share	Share	Amount paid	Short fall
Goldpark	Townhouses	157.5	38.04	\$ 102,545.40	\$ 182,035.91
2177419 Ontario Limited	Apartments	242.5	58.57	\$ 157,887.36	\$ 87,512.00
Ammendolia	Townhouses	14	3.38	\$ 9,115.15	\$ -
Totals	414	100.00	\$ 269,547.91	\$ 269,547.91	\$ 0.00

Shortfall funding \$ 70,375.36

Participant	Population	% Share	Share of shortfall	Share of completed costs	TOTAL
Goldpark	157.5	91.84	\$ 64,630.44	\$ 102,545.40	\$ 167,175.84
Ammendolia	14	8.16	\$ 5,744.93	\$ 9,115.15	\$ 14,860.07
Totals	171.5	100.00	\$ 70,375.36		

Notes:

- i the cost sharing is based on population consistent with the previously submitted cost sharing agreements; 3.5 persons per townhouse 2.5 persons per apartment
- ii as noted above, these are the actual construction costs for the sanitary sewer improvements on Gram Street.

iii 2177419 only committed the LC of \$87,512.00 as they were already built out.
Goldpark fronted their shortfall.

